

HUNTERS®

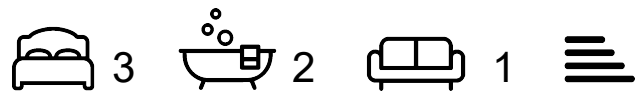
HERE TO GET *you* THERE



Millom Avenue

Manchester, M23 0DB

Open To Offers £240,000



Council Tax: B



4 Millom Avenue

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- NO CHAIN
- OFF ROAD PARKING
- GROUND FLOOR WET ROOM
- COUNCIL TAX BAND A
- GREAT OPPORTUNITY FOR INVESTORS

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OFF ROAD PARKING
GREAT INVESTMENT OPPORTUNITY
DISABLED FACILITIES
COUNCIL TAX BAND A

Hunters are delighted to bring to the market 4 Millom Avenue. A brilliant investment project with heaps of potential. This semi-detached property comes with the benefit of a ground floor extension that consists of a great size hallway ideal for storage of bikes/equipment. Leading from the hall is a ground floor wet room with a shower W/C and wash basin.

The property has two front entrances, the main entrance leads into the main living area which is a very generous size that then leads into the modern kitchen/dining area. Upstairs it holds three bedrooms, two double bedrooms and one single and a bathroom and has installed gas central heating through-out.

Outside it has a good size driveway suitable for two cars, a front garden with path leading to the front entrance and to the rear a paved back garden area ideal for sitting out in the summer nights.

The house requires renovation and modernisation but could be the perfect project for an investor or first time buyer seeking to add value to the property.

VIEWINGS HIGHLY RECOMMENDED

Tel: 0161 945 9000

GROUND FLOOR

HALL

Part of the added extension a modern and bright hallway with a double glazed uPVC skylight and a modern fitted front door

KITCHEN/DINING

Kitchen come dining area with laminate flooring. Black counter tops with modern and stylish cupboards and free standing oven. Double glazed uPVC windows and double frosted glazed door leading to the back garden.

LIVING ROOM

A generously sized living room that requires modernisation. Gas central heated.

WET ROOM

A generously sized wet room with floor to ceiling tiles fitted with a shower, W/C, wash basin and hand rails.

FIRST FLOOR

MASTER BEDROOM

A great sized double room that requires some TLC.

uPVC double glazed windows and gas central heating.

SECOND BEDROOM

Another double bedroom with uPVC double glazed windows and gas central heating.

THIRD BEDROOM

A single bedroom with uPVC double glazed windows and gas central heating.

BATHROOM

In need of complete renovation containing a bath with over head shower, wash basin and W/C

GARDEN

Fully paved back garden with plenty of space for a table and chairs to sit out on a summers evening.



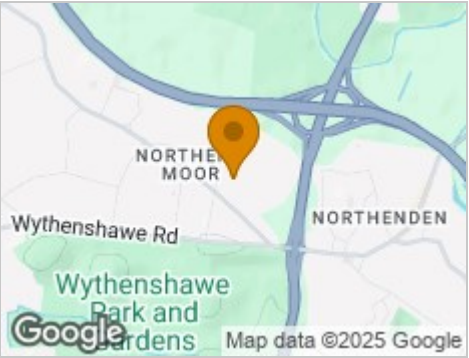
Road Map



Hybrid Map



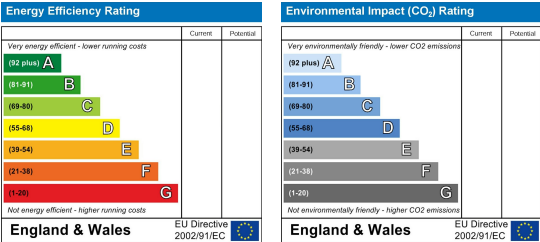
Terrain Map



Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.